



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, February 19, 2019**

**The Zoning & Platting Commission convened in a meeting on Tuesday, February 19, 2019**

**@ 301 W. 2<sup>nd</sup> St., Austin, TX 78704**

**Chair Kiolbassa called the Commission Meeting to order at 6:02 p.m.**

**Commission Members in Attendance:**

**Ana Aguirre – Secretary  
Nadia Barrera-Ramirez  
Jolene Kiolbassa – Chair  
Ann Denkler  
Jim Duncan – Vice-Chair  
Bruce Evans  
Betsy Greenberg – Parliamentarian  
David King  
Abigail Tatkow**

**Absent**

**Dustin Breithaupt  
Sunil Lavani**

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from meeting February 5, 2019.

Motion to approve the minutes from meeting February 5, 2019 approved on the consent agenda by Commissioner Barrera-Ramirez, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioner Breithaupt and Lavani absent. One vacancy on the Commission.

## C. PUBLIC HEARINGS

- 1. Resubdivision:** [C8J-2018-0080.0A - Cheney Acres - Resubdivision of a portion of Lot 4, Block B, The Post Oak](#)  
Location: 10508 Parson Road, Lockwood Creek Watershed  
Owner/Applicant: Jeremiah and Megan Cheney  
Agent: IT Gonzalez Engineers (Bill Graham)  
Request: Approval of Cheney Acres - Resubdivision of a portion of Lot 4, Block B, The Post Oak, consisting on one single-family lot on 1.97 acres. Water will be provided by Manville Water Supply, and wastewater will be provided by an onsite sewage facility.  
Staff Rec.: **Recommended**  
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434  
Single Office

Public Hearing closed.

Motion to grant staff's recommendation for C8J-2018-0080.0A - Cheney Acres - Resubdivision of a portion of Lot 4, Block B, The Post Oak located at 10508 Parson Road was approved on the consent agenda by Commissioner Barrera-Ramirez, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

- 2. Preliminary Plan:** [C8J-2016-0137 - Big Valley Subdivision](#)  
Location: 2211 FM 1626 Road, Little Bear Creek Watershed  
Owner/Applicant: Leroy and Joyce Young  
Agent: Peloton Engineering (Justin Lange)  
Request: Approval of a preliminary plan consisting of 18 lots on 107.1 acres  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8J-2016-0137 - Big Valley Subdivision located at 2211 FM 1626 Road was approved on the consent agenda by Commissioner Barrera-Ramirez, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

3. **Site Plan Extension:** [SP-2012-0370C\(XT2\) - Riata Corporate Park Building 1; District 6](#)
- Location: 12301 Riata Trace Pkwy, Bldg 1, Walnut Creek Watershed
- Owner/Applicant: BRI 1872 Riata I, LLC
- Agent: Drenner Group, PC (Amanda W. Swor)
- Request: Applicant requests a two-year extension to the approved site plan.
- Staff Rec.: **Recommended**
- Staff: [Jonathan Davila](#), 512-974-2414  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for SP-2012-0370C(XT2) - Riata Corporate Park Building 1 located at 12301 Riata Trace Pkwy, Bldg 1 was approved on the consent agenda by Commissioner Barrera-Ramirez, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

4. **Rezoning:** [C14-2018-0147 - Glenbrook Addition Section 1; District 2](#)
- Location: 3059 East SH 71 Service Road Westbound; 3000 Meldrum Road, Colorado River Watershed
- Owner/Applicant: 3059 Highway 71 Investments, LLC (Saeed Minhas)
- Agent: Hector Avila
- Request: CS-CO to CS-CO, to change a condition of zoning
- Staff Rec.: **Recommended**
- Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of CS-CO combining district zoning, to change a condition of zoning for C14-2018-0147 - Glenbrook Addition Section 1 located at 3059 East SH 71 Service Road Westbound was approved on the consent agenda by Commissioner Barrera-Ramirez, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

5. **Rezoning:** [C814-01-0038.03 - Parmer-Walnut Creek PUD Amendment #3; District 7](#)  
Location: 1210 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: 1212 Parmer LLC (Luis Montes, Manager)  
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)  
Request: PUD to PUD, to change a condition of zoning  
Staff Rec.: **Recommended with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to grant applicant's request for postponement of this item to April 2, 2019 was approved on the consent agenda by Commissioner Barrera-Ramirez, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

6. **Rezoning:** [C14-2018-0136 - 1901 Ed Bluestein; District 3](#)  
Location: 1901 Ed Bluestein Boulevard, Boggy Creek Watershed, Colorado River Watershed  
Owner/Applicant: Sunbelt Cleveland Properties LP (Dayne Yeager)  
Agent: Metcalfe, Wolff, Stuart & Williams LLP (Michele Rogerson Lynch)  
Request: CS-CO to CS-MU-CO  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of CS-MU-CO combining district zoning for C14-2018-0136 - 1901 Ed Bluestein located at 1901 Ed Bluestein Boulevard was approved on the consent agenda by Commissioner Barrera-Ramirez, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

Additional Conditions:

Prohibit Adult-Oriented Businesses and Alternative Financial Services.

7. **Rezoning:** [C14-2018-0135 - West Harbor Marina LLC; District 10](#)  
Location: 2503 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: West Harbour, LLC  
Agent: Permit Partners, LLC (Jennifer Hanlen)  
Request: LA and SF-3 to SF-5  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to March 5, 2019 was approved on the consent agenda by Commissioner Barrera-Ramirez, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

- 8. Final Plat:** [C8J-2019-0013.0A - Jaimes Subdivision \(Withdraw / Resubmittal of C8J-2018-0009.0A\)](#)
- Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed  
Owner/Applicant: Jaimes Iris  
Agent: Capitol Drafting & Design (Albert Alaniz)  
Request: Approval of the Jaimes Subdivision (Withdraw / Resubmittal of C8J-2018-0009.0A) composed of 1 lot on 2.83 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 9. Final Plat – Previously Unplatted:** [C8-2019-0015.0A - SoCo II; District 2](#)
- Location: 8100 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: Chris Clark  
Agent: LJA Engineering (Michael P. Porvaznik)  
Request: Approval of the SoCo II Final Plat composed of 1 lot on 6.67 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 10. Final Plat – Previously Unplatted:** [C8J-2019-0016.0A - Extended Stay America Tech Ridge](#)
- Location: 1728 East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: ESAP Portfolio, LLC (Phillip Lee)  
Agent: Inteplan, LLC (Gaea Nunez)  
Request: Approval of the Extended Stay America Tech Ridge composed of 1 lot on 3.66 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 11. Final Plat – Resubdivision:** [C8J-2019-0020.0A - Porter Tract](#)
- Location: 12800-13021 Bob Johnson Road, Little Bear Creek Watershed  
Owner/Applicant: RRRS 1626, LLC  
Agent: BGE (Brian Grace)  
Request: Approval of the Porter Tract Final Plat composed of 1 lot on 15.6 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

12. **Final Plat – Resubdivision:** [C8-2019-0017.0A - Jake's Forest Subdivision; District 8](#)  
Location: 2407 Stratford Drive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Art Acevedo  
Agent: LOC Consultants, Civil Division (Sergio Lozano, P.E.)  
Request: Approval of the Jake's Forest Subdivision composed of 2 lots on 1.03 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
13. **Final Plat – Resubdivision:** [C8-2019-0018.0A - Tom F. Dunnahoo Subdivision; Resubdivision of Lot 2, Block A, Replat of Portion 8; District 2](#)  
Location: 9006 Cullen Lane, Slaughter Creek Watershed  
Owner/Applicant: LG Slaughter and Cullen LLC; LG Slaughter Austin LLC (Will Tolliver)  
Agent: Kimley-Horn (Andrew Evans, P.E.)  
Request: Approval of Tom F. Dunnahoo Subdivision; Resubdivision of Lot 2, Block A, Replat of Portion 8 composed of 3 lots on 5.42 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
14. **Final Plat – with Preliminary:** [C8-99-0023.6A - Summit Eck Lane Lot 5](#)  
Location: Eck Lane, Lake Travis Watershed  
Owner/Applicant: William Bradford Cummins  
Agent: Miller Gray Engineering (Dale Gray)  
Request: Approval of the Summit on Eck Lane Lot 5 composed of 6 lots on 3.47 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
15. **Final Plat – with Preliminary:** [C8-99-0023.5A - Summit on Eck Lane Lot 4](#)  
Location: 3926 Eck Lane, Lake Travis Watershed  
Owner/Applicant: William Bradford Cummins  
Agent: Miller Gray Engineering (Dale Gray)  
Request: Approval of Summit on Eck Lane Lot 4 composed of 6 lots on 3.94 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Preliminary Plan:** [C8-2019-0019.SH - Goodnight Ranch Phase One B Preliminary Plan; District 2](#)  
Location: 8749 Vertex Boulevard, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch, LP (Myra Goepp)  
Agent: LandDev Consulting, LLC (Greg Fortman)  
Request: Approval of the Goodnight Ranch Phase One B Preliminary Plan composed of 1 lot on 2.821 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-8 – C-16 was approved on the consent agenda by Commissioner Barrera-Ramirez, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

## **D. NEW BUSINESS**

### **1. Special Election of Interim Parliamentarian**

Nomination and election of a member of the Zoning and Platting Commission to serve as interim parliamentarian.

After closing of nominations, Commissioner Denkler elected as interim parliamentarian by unanimous consent on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

### **2. Annual Internal Review 2018**

Discuss and approve the Annual Internal Review 2018

Motion by Commissioner Aguirre, seconded by Commissioner Denkler to approve the Annual Internal Review 2018 was approved on a vote of 7-0. Commissioner Tatkow abstained. Commissioners Breithaupt and Lavani absent. One vacancy on the Commission.

## **E. ITEMS FROM THE COMMISSION**

### **1. Revision of the Austin Land Development Code**

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiobassa, Vice-Chair Duncan

Item discussed and disposed without action.

## **F. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

1. Briefing request on Affordability Unlocked Resolution – Chair Kiobassa and Vice-Chair Duncan

## **G. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#)  
(Commissioners: Breithaupt, Denkler)

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

No report provided.

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

No report provided.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, February 19, 2019 at 6:20 p.m.**

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